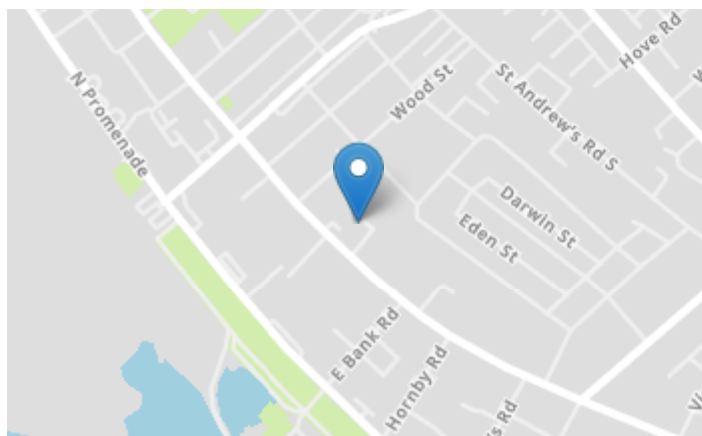
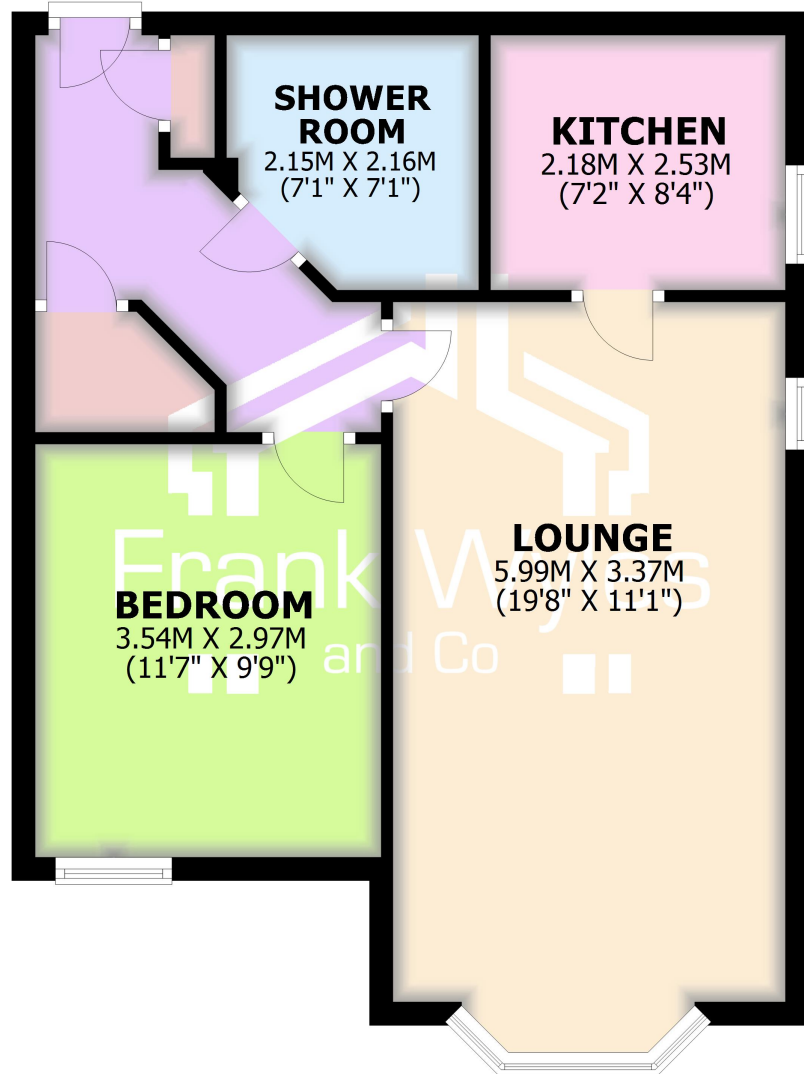


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C	74	79
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

GROUND FLOOR

APPROX. 49.7 SQ. METRES (535.2 SQ. FEET)



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

sales@frankwyles.com lytham@frankwyles.com

www.frankwyles.com

facebook.com/frankwyles @frankwyles

rightmove See all our properties at onTheMarket.com

Hardaker Court, Apartment 112, 319-323 Clifton Drive South, Lytham St Annes, Lancashire, FY8 1HJ



- Ground Floor Retirement Apartment
- Overlooking Clifton Drive South
- Large Reception
- Double Bedroom
- Shower Room
- Viewing Essential

£139,950

Leasehold
Energy Efficiency Rating: C



Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



**Hardaker Court, Apartment 112, 319-323 Clifton Drive South,
Lytham St Annes, Lancashire, FY8 1HJ**

£139,950

Located within a popular development just a short walk from the town centre and sea front is this well presented ground floor retirement apartment. The accommodation comprises a spacious reception room, a fitted kitchen, a double bedroom and a shower room.

Council Tax: Band C

Tenure: Leasehold (Ground Rent: £90pa)

Service Charge: £1,700 pa



Ground Floor

Entrance Hall

Coving to ceiling, two built-in storage cupboards, door to:

Lounge

5.99m (19'8") x 3.37m (11'1")

Double glazed bay window to front, double glazed window to side, TV point, two wall light points, coving to ceiling, living flame effect electric fire with marble inset and hearth, door to:

Kitchen

2.53m (8'4") x 2.18m (7'2")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, integrated fridge and freezer, built-in oven, built-in hob with pull out extractor hood over, built-in microwave, double glazed window to side, coving to ceiling with electric fan heater.

Bedroom

3.54m (11'7") x 2.97m (9'9")

Double glazed window to front, fitted bedroom suite with a range of wardrobes, TV point, coving to ceiling.

Shower Room

2.16m (7'1") x 2.15m (7'1")

Fitted with three piece suite comprising double shower enclosure with fitted shower, inset wash hand basin with storage under and mixer tap, and W/C, full height tiling to all walls, heated towel rail, electric fan heater, extractor fan.